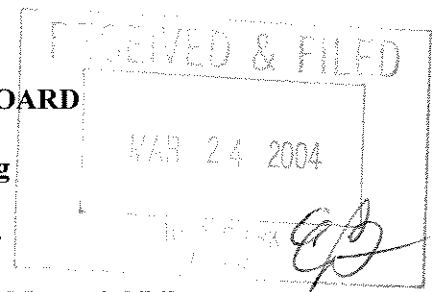


ACTON PLANNING BOARD

Minutes of Meeting

February 24, 2004

Acton Memorial Library



Planning Board members Ms. Lauren Rosenzweig (Chairman), Mr. Ed Pearson (Vice Chair), Mr. Greg Niemyski, Mr. Christopher Schaffner, Mr. Patrick Halm, and Associate Member Ms. Stacy Rogers were in attendance. Town Planner, Mr. Roland Bartl and Planning Board Secretary, Ms. Karen Switzer-Neff were also in attendance. Absent was Mr. Hart Millett.

Ms. Rosenzweig called the meeting to order at 7:30 PM.

I. Citizens Concerns

No citizen concerns were presented.

II. Consent Agenda

Ms. Rosenzweig pulled item A, Minutes of 1/27/04, for minor corrections. The Board voted unanimously to approve item A, Minutes of 2/10/2004, as amended, and item B, Minutes of 2/10/2004, as drafted.

III. Reports

Economic Development Committee

Mr. Bartl reported that the EDC had voted to support all of the proposed zoning articles except for the citizen petition to rezone property from Office Park 2 to Residence 2.

E. Acton Village Planning Committee

Ms. Rosenzweig reported that she was in attendance during the Selectmen's review of the proposed EAV zoning articles. She noted that most of their questions and comments pertained to traffic.

Planning Board Articles

Ms. Rosenzweig reported that she is finalizing her article for the Beacon.

MAGIC

Mr. Schaffner reported that at the last meeting discussion focused on shared resources as a cost saving measure for member towns. He further reported that he will be giving a presentation on Energy Efficiency and Green Buildings on March 11th.

IV. Discussion and Vote, Robbins Mill Amendments

Ms. Rosenzweig recused herself from participating in the discussion and stated that she is an abutter to the proposed development. The discussion was chaired by Mr. Pearson. Mr. Pearson appointed Ms. Rogers to act as a full voting member for the purpose of acting on the Robbins Mill amendment discussion and vote. Present for the discussion was Attorney Julie Moran, representing the owners, Charles and Charlotte Dexter.

Mr. Niemyski moved that the Planning Board vote to amend the Robbins Mill Estates PCRC Special Permit Decision 02-09, as proposed, by deleting Finding No. 2.10, Modification No. 3.2.15 and Condition 3.3.7, and modifying Condition No. 3.3.29 by deleting the last bullet relating to the recording of the Log Hill Road access documents. The motion was seconded by Mr. Schaffner. It was noted that the modification is minor enough in nature to not hold a public hearing. Hearing no further discussion, the Board voted and approved the motion unanimously.

V. Vote, Recommendation for 2004 Street Acceptances

Mr. Bartl provided members of the Board with an update on the pending street acceptances.

Woodfield Rd and Shady Lane (Maple Creek Farm Subdivision): A couple of cleanup items to be done in the spring, but the roads are ready for acceptance.

Briar Hill Rd, Bellows Farm Rd and a portion of Davis Rd (Bellows Farm Subdivision): The status of Parcel F is still unresolved, which is the piece of Davis Rd that is owned by the Briar Hill Condominiums. A \$45,000.00 cash bond has been provided to cover the outstanding construction items that are on hold until the spring. He noted that the Planning Board could recommend street acceptance pending resolution of Parcel F, but it is the Selectmen's decision whether to put the street acceptance on the Warrant.

Alexandra Way and Reeve St (North Acton Woods Subdivision): Mr. Bartl reported that the developer has verbally agreed to provide a \$50,000.00 cash bond with a completion date in June. Mr. Bartl further reported that he had provided comments on a draft bond agreement and requested that it be returned today but it has not been received. It was suggested that the Planning Board recommend street acceptance contingent on receipt of the cash bond.

Members of the Board voted the following recommendations to the Selectmen for street acceptances at the 2004 Annual Town Meeting:

Maple Creek Farm Subdivision – Mr. Schaffner moved that that Planning Board vote to recommend acceptance of Woodfield Rd and Shady Lane. The motion was seconded and passed by unanimous vote.

Bellows Farm Subdivision – Mr. Halm recused himself from participating in the vote stating that he resides in the Arbors, which is located off Davis Rd. Mr. Niemyski moved that the Planning Board vote to recommend acceptance of Briar Hill Rd, Bellows Farm Rd, and a portion of Davis Rd pending resolution of parcel F. The motion was seconded and passed by unanimous vote.

North Acton Woods Subdivision – Mr. Niemyski moved that the Planning Board vote to recommend acceptance of Alexandra Way and Reeve Street pending receipt of a \$50,000.00 cash bond. The motion was seconded and passed by unanimous vote.

VI. Vote, Recommendation for Town Meeting Warrant Articles

Members of the Board voted to recommend the following articles at Town Meeting:

- Article BJ – East Acton Village Plan – Village Green Rezoning
- Article BK – East Acton Village Plan – 8 Wetherbee Street Rezoning
- Article E – East Acton Village Plan – East Acton Village District Dimensional Regulations
- Article G – East Acton Village Plan – Special Provisions for the East Acton Village District
- Article H – East Acton Village Plan – Options for Density Increases
- Article J – East Acton Village Plan – Modified Sign Regulations for the East Acton Village District
- Article BS – East Acton Village Plan – Site Plan Review Threshold in the East Acton Village District
- Article BT – Outdoor Lighting Regulations (Voted unanimously with 1 abstention).
It was noted that this article pertains to site plan special permits only, which only apply to commercial & multifamily uses.
- Article BV – Multi-Family Dwelling in the SAV District
- Article BX – Housekeeping

Members of the Board voted to recommend the following articles at Town Meeting with the noted changes:

- Article D – East Acton Village Plan – East Acton Village District Use Regulations
Mr. Bartl reported that at their next meeting, the East Acton Village Planning Committee (EAVPC) will discuss rezoning the access drive to the nursing home from EAV to multifamily to dispose of a potential nonconforming use issue. If they decide to proceed, this would be added as Part F with an explanation in the summary. Members of the Board voted to recommend the article with or without the change depending on the decision of the EAVPC.
- Article BN – East Acton Village Plan – East Acton Village 2 (EAV-2) District
For consistency, “parking facility (facilities)” was changed to “parking lot (lots)”.
- Article I – East Acton Village Plan – East Acton Village district Parking Requirements
Change “parking facility (facilities)” to “parking lot (lots)” throughout.
- Article BU – ARC District Changes for T.J. O’Grady Memorial Skate Park
It was suggested that the title is confusing. The Board voted to rename the article “ARC District Changes” and add an explanation regarding the T.J. O’Grady Memorial Skate Park in the summary.
- Article BW – Adjustments to Section 9B – Senior Residence
Mr. Tom Lemire, representing the Brabrook Neighborhood Association, was present for the discussion. He presented the Association’s recommended changes to the proposed article. After some discussion, the following changes were made:
Section 9B.5.3 – eliminate the last portion of the sentence “to the Common Land boundary to ensure adequate yard space”.
Section 9B.5.6 – the maximum horizontal dimension of a building was changed from 250 feet to 200 feet.
Section 9B.12.3 – Density Bonus Option change: The total number of allowable dwelling units may be increase to 6 per acre in the R-2 District and 4 per acre in the R-4, R-8, R-8/4 and R-10/8 Districts if least 10% of the dwelling units, rounded to the next integer, are affordable senior residences. And, the total number of allowable dwelling units may be increase to 7 per acre in the R-2 District and 5 per acre in the R-4, R-8, R-8/4 and R-10/8 Districts if least 15% of the dwelling units, rounded to the next integer, are affordable senior residences. (When rounding, fractions of .5 shall be rounded up). The Planning Board may further adjust the parking requirements of section 9B.6 to the extent reasonable and necessary to facilitate the production of affordable DWELLING UNITS.
The minimum 60% open space requirement was changed to 50%.

Citizen Petitions

- Vehicle Wholesale and Storage as an Accessory Use – Voted to recommend.
- Changes to the OP-2 District Boundary – Voted not to recommend.

VII. CPC Funding Proposals, Review and Discussion

Mr. Schaffner gave a brief explanation of the proposals. He noted that the CPC would be voting on their final recommendations for Town Meeting at their next meeting. Members of the Board noted the importance of saving money to purchase properties for affordable housing and to purchase parcels that are important to the Town for preservation.

The meeting adjourned at 10:43 PM.